

ROLL CALL

Bill Dowty

Jerry Petzel
Tim Rohr

The Board of Zoning Appeals meeting, July 23, 2024, was called to order by Board Vice President Jerry Petzel at 7:00 p.m. Roll call was answered by three members. Tyson Brooks and Tracy Gentis were absent along with Michael Lautzenheiser, Jr.

APPROVAL OF MINUTES:

Bill Dowty offered a motion to approve the minutes from the May 28, 2024, meeting and Tim Rohr seconded the motion, minutes were approved 3-0.

OLD ITEMS:

There were no old items to discuss.

NEW ITEM:

B24-07-08 JEFFERSON TWP. SE/4 9-28N-12E Michael & Karen Todd requests a variance to increase the size allowance from 1500 sq ft to 2288 sq ft. The property is located at 2900 E 1050 N, Ossian, IN 46777. Property is zoned R-1.

Michael Todd explained his variance request to the board. Tim Rohr asked if there was to be any special lighting or drainage issued from this project. Mr. Todd said nothing was going to be changing and that it would just be used to store their RV. Mr. Rohr asked if the office had been contacted about this petition and was told that the office had not received any calls or emails. It was asked if there was anyone from the public that wanted to speak regarding this petition. There was no public comment.

Motion to Approve: Tim Rohr
Second: Bill Dowty
Vote: 3-0

B24-07-09 LANCASTER TWP. NE/4 33-27N-12E Jade M Heyerly requests a variance to reduce the front yard setback from 30' to 1' for a fence. The property is located at 423 Autumn Court, Bluffton, IN 46714. Property is zoned R-2.

Jade Heyerly explained his variance request to the board. There was a discussion on setbacks and the location of the proposed fence. Tim Rohr asked why it needed to be placed so close to the road. Mr. Heyerly said it was to block the view of the neighbor's bushes. When opened to the public, Julie Meyer voiced her concern and questions. She stated that the city already made her remove one of the bushes and wanted to know if the fence would be touching her bushes on her property. There was discussion about property lines and placement of fence compared to the existing bushes on the neighbor's property. Mr. Heyerly said that the fence wouldn't be needed if the bushes would be removed. A couple board members discussed their concerns for allowing a fence to be placed in the front yard setback and that it would be opening the door for future

variance requests. There was additional discussion on the type of fence that would be placed. Ultimately, the board didn't feel right approving the request.

Motion to Deny: Tim Rohr
Second: Bill Dowty
Vote: 3-0

OTHER BUSINESS:

No other business was discussed.

ADVISORY:


The August 27, 2024, meeting was confirmed.

DIRECTOR COMMENTS:

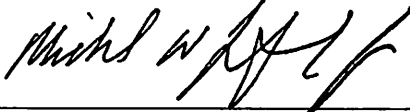
There wasn't a director comment due to Michael's absence at the meeting.

ADJORN:

Bill Dowty made a motion to adjourn the meeting. Tim Rohr seconded the motion and the motion passed with a vote of 3-0. The July 23, 2024, meeting of the Board of Zoning Appeals adjourned at 7:38 pm.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser, Jr.